



City of Seattle
Seattle Department of Construction and Inspections
Land Use Review

CHARLIE SHUGART
18 DRAVUS ST SUITE 100
SEATTLE, WA 98109

Re: Project #3030684-LU

Correction Notice #1

Review Type ZONING
Project Address 4311 7TH AVE NE
SEATTLE, WA 98105
Contact Email CHARLIE@SHUGARTARCHITECTURE.COM
SDCI Reviewer Jennifer Hagenow
Reviewer Phone (206) 386-1349
Reviewer Fax
Reviewer Email jennifer.hagenow@seattle.gov
Owner Chris Keadle
Corrections also apply to Project(s)

Date March 18, 2019
Contact Phone (206) 405-2532

Address Seattle Department of Construction and Inspections
700 Fifth Ave
Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

Thank you for your submittal for [an 8-story apartment building with 52 SEDUs and no parking](#).

[This project is in the MR \(M1\) zone in the U District urban center \(UC\).](#)

Please copy the following correction requests into your response letter. With questions or for additional guidance in resubmitting, see [How to Respond to a SDCI Correction Notice](#).

Thank you. I look forward to your resubmittal.

Applicant Instructions

Please click on the following link to learn "[How to Respond to a SDCI Correction Notice](#)". If the 3-step process outlined in this document is not followed, there may be a delay in permit issuance and there is a potential for penalty fees.

For instructions on **uploading corrected plans through your portal**, follow this link: [How to Upload a Document to an Existing Permit](#)

Note that you will not be able to upload corrected plans until all reviews are completed and the project's status is "Corrections Required".

Codes Reviewed

This project has been reviewed for conformance with the applicable development standards of the Land Use Code.

Corrections

1. Mandatory Housing Affordability (MHA).

Your project is subject to MHA according to [SMC 23.45.502.C](#). A mandatory housing affordability (MHA) review is active on this project to review the MHA contributions and documentation.

Please contact the MHA reviewer with questions about the calculation.

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2. Departures

It appears that departures are proposed. Please update the plans to provide a departure request table for that clearly states the code and associated development standard, the project proposal, and the sheet where the proposal is illustrated. Please add a line for each proposed departure.

Please see [Tip 238](#) for the standard departure request format. I've created a sample template attached to this correction in the portal to help you organize the data. (There are two; use the one labeled "Departures Template - Use This Please").

3. Zoning Analysis.

The project is of a scope that a full zoning analysis must be included in the plan set. It appears that a partial analysis is on A0.01, but it includes mostly code citations and copied text. Additional information is required.

Zoning Analysis: Please provide a zoning analysis that cites all major applicable land use codes, states how the proposal meets the code, and on which sheet in the plans compliance is demonstrated ([Tip 103](#)). A simple, legible way to convey this information is with a table, using a column for the applicable code citation, another for the associated development standard, a third for the project proposal, and a fourth for the sheet number where the information is located in the plans.

A sample table (file name: "other") is uploaded to the project portal for your convenience. Please update it with applicable codes and your project information, and replace the partial information on A0.01 with it (or embed it into another sheet).

4. Floor Area Ratio (FAR) - Zoning Analysis.

The base and maximum FAR for the project is 4.5, per [SMC 23.45.517.B.2](#). FAR exceptions are allowed per [SMC 23.45.510.E](#).

For clarity, please update A0.01 to clearly reflect the requirement and remove extraneous information. (It's unclear what's being communicated in the table labeled "area (gross-gsf)-MUP-1", including "stos", so it can be deleted.)

5. Floor Area Diagrams and FAR/MHA Table.

It appears that floor area diagrams and table on A0.05 are intended to demonstrate compliance with [SMC 23.45.517.B.2](#) floor area standards; however, additional information is required.

Please update plans to provide one set of floor area diagrams that includes all gross floor area on the site.

The floor area diagrams should be drawn on top of the proposed floor plans and be divided into dimensioned areas to evaluate the floor area used in the Floor Area Ratio (FAR) and Mandatory Housing Affordability (MHA) calculations.

The floor area diagrams must include dimensions of the exterior frame of the structure as well as the interior dimensions used to calculate the area of each shape.

The diagrams must be accompanied by a table with a calculation showing the floor area for each shape, the total floor area used in the FAR and MHA calculations, and the total proposed project FAR.

A sample table is attached to this correction to help you organize the data.

6. FAR Exemption.

It appears that [SMC 23.45.510.E.4.c](#) is proposed to exempt the entire area of the basement from the FAR calculation.

Per [SMC 23.45.510.E.4.c](#), portions of a story that extend no more than 4' above existing or finished grade, whichever is lower, excluding access, may be exempted.

The elevations provide a reference line for the 4' measurement from average grade, but the elevation of existing and finished grade aren't readily discernible.

a) Please update elevations with existing and finished grade.

b) Please dimension 4' from the lower of existing or finished grade

c) Please clearly demonstrate that the project exempts only portions of the story ([SMC 23.84A.036](#)) that extend no more than 4' from the lower of existing or finished grade.

7. SEDU Configuration.

Please update plans to clearly demonstrate that each proposed SEDU meets [23.42.048.B](#) minimum configuration standards by dimensioning living net floor area, total floor area, and 4' of contiguous countertop.

8. Average Grade Measurement.

Sheet A0.01 calculates grade using an "exterior wall length" that doesn't appear to represent the furthest extent of all exterior walls ([DR 4-2012](#), Formula 1); instead, plans appear to combine [DR 4-2012's](#) Formula 1 (exterior walls) and Formula 2 (smallest enclosing rectangle, not polygon).

- a) Please update plans to clearly identify the [DR 4-2012](#) formula proposed for the average grade calc
- b) Update the average grade calc applying only one of the formulas, per examples in the DR
- c) Update elevations with new average grade, as necessary, and measure height from it.

9. Right of Way Improvements.

The existing abutting right of way width is 60', and the required width is 62'. Per the project PAR and [23.53.015.D.1.b](#), right of way improvements are required.

Please update the site plan and plan set to clearly demonstrate that the project will provide:

- a) the required 3' plus 3' setback [([.015.D.1.b.1](#))]. Note: it appears that a large biplanter (structure) is proposed within the required 6' setback; while plantings to meet green factor may be approved in this location, structures are not allowed per [SMC 23.53.015.D.1.b.1](#))
- b) grading requirement [([.015.D.1.b.2](#))], and
- c) upload a draft of the no-protest agreement [([.015.D.1.b.3](#))], to the portal for review and approval prior to recording.

10. Height.

The allowed height of the structure is 80' ([SMC 23.45.517.D](#)). Exceptions for penthouses are per [.514.J.5](#), and parapets are per [J.2](#).

- a) Please update plans to label rooftop features proposed above the 80' height allowance
- b) Provide an elevation for each on elevations and sections
- c) Demonstrate that each proposed rooftop feature meets all dimensional standards in the [.514.J](#) exception. *Include a dimensioned rooftop coverage diagram and calculation for the penthouse plus proposed weather protection.*
- d) Remove any feature or portion of a feature above height exception or that doesn't otherwise meet the full exception.

11. Average Setbacks.

Based on the information provided, it's not possible to confirm the project meets [23.45.518](#) setback standards. It appears that some calcs are included on the floor plans, but it's unclear what's being communicated so additional information is needed.

Please update plans with a setback diagram or diagrams and associated calculations to demonstrate that the front, and north and south side setbacks meet [23.45.518.B](#) for each height threshold.

As confirmed at the pre-sub, setbacks are measured in plan view, horizontally from the lot line to the facade of the structure, per [SMC 23.86.012.A](#).

12. Setback Exceptions.

It appears that a large biplanter is proposed within the front and south side setback. It appears to exceed dimensional allowances in [SMC 23.45.518.J.10](#), but may meet the [J.11](#) exception. Additional information is needed.

- a) Please label and dimension all proposed biplanters, and any other structures or features within required setbacks on the site plan on A1.0, per [Tip 103](#).
- b) Update plans to demonstrate how each meets a [23.45.518](#) exception.

13. Bike Parking - Quantity.

Bike parking is required per SMC 23.54.015 Table D, so 52 long-term bike parking spaces are required and 4 short-term spaces are required.

Sheet A0.01 states that <52 long-term are provided and ,4 short-term are provided, and it's not possible to discern from plans how many actual bike parking spaces are provided.

a) Please provide the required number of spaces and update A0.01 to reflect that the minimum required are provided.

b) Please demonstrate that the quantity of bike parking spaces proposed fits within the area provided, per manufacturer's installation specs.

Note: On A2.00, it appears that the bike storage room is about 19.5' long x 16' wide and is proposed to store hold about 13 racks and 26 bikes lengthwise, which doesn't seem possible given standard bike parking space dimensions of about 2x6'.

14. Bike Parking - Performance.

Please demonstrate that the required permanent bike parking will meet [23.54.015.K.2](#). and provide a cut sheet/detail for manufacturer's specs.

15. Amenity Area.

It appears that the project provides sufficient amenity area, but I'm unable to confirm the specific locations designated as amenity area.

Sheet A0.01 provides a calculation (thank you), but references Sheet A.01, which doesn't appear to be a sheet in the set.

Please update the zoning analysis to provide a sheet reference where compliance with [23.45.522](#) amenity area standards is demonstrated.

Please update the amenity area proposal to clearly identify and dimension the proposed common amenity areas, and demonstrate that they are at least 250 sf.

16. Street Trees and Right of Way Landscaping

Before the next review cycle, please confirm with Seattle Department of Transportation urban forestry that the proposed landscaping in the right-of-way is feasible and will not conflict with existing utilities or other street improvements. A good contact is Ben Roberts (Ben.Roberts@seattle.gov). An emailed confirmation from SDOT is sufficient.

17. Green Factor - Note.

Please provide the following note on the green factor/landscape plans: "All plantings and landscape elements required as part of this building permit must be maintained for the life of the project. If alterations or failures reduce landscape features to a level below the minimum required planting area or Green Factor score, new features must be added to compensate. This requirement also applies to landscape improvements in the right-of-way if used to meet Green Factor requirements ([DR 30-2015](#))."

18. Landscape Plans - Required Information.

The landscape plans appear to be missing elements that are required for review and approval. Per [DR 30-2015](#), please update the landscape plans with the following:

Lot dimensions (DR 30-2015.E.2.a on Page 11 of 16)

Size and depth of containers for any proposed container plantings (E.2.h)

For projects earning credits with green roof, container plantings, or areas irrigated with rainwater, note irrigation needs and what type of system will be used (the note on L1.02 isn't sufficient, but you may wait to provide irrigation diagrams until the time of building permit application; (E.2.i)

19. Solid Waste Access, Staging and Pick Up.

Please add the solid waste access, staging and pick-up locations on the site and landscape plans to demonstrate that the proposed landscaping doesn't conflict with storage, access, staging and pickup locations and that they meet other .040 standards (SMC 23.54.040.H.).

You may confirm the proposal is feasible given SPU standards. A good contact is Angela Wallis (angela.wallis@seattle.gov // [Solid Waste Guidelines](#) | [Solid Waste Storage](#)).

20. Light and Glare.

Please add a note to the plans stating the project will shield exterior lighting and direct it away from adjacent properties per SMC
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21. Site Plan - Status of Existing Structures.

The site plan identifies several structures "removed," but it appears that these structures are actually "to be removed" upon permit approval.

Please update the site plan to clarify the status of existing structures as either "to be removed" if the removal is pending permit approval, or remove them from the site plan if removal has already occurred.

For any structure proposed for removal or improvement within the right of way, please update plans to clarify that all necessary SDOT permits will be obtained (since ROW improvements cannot be approved under this permit application).